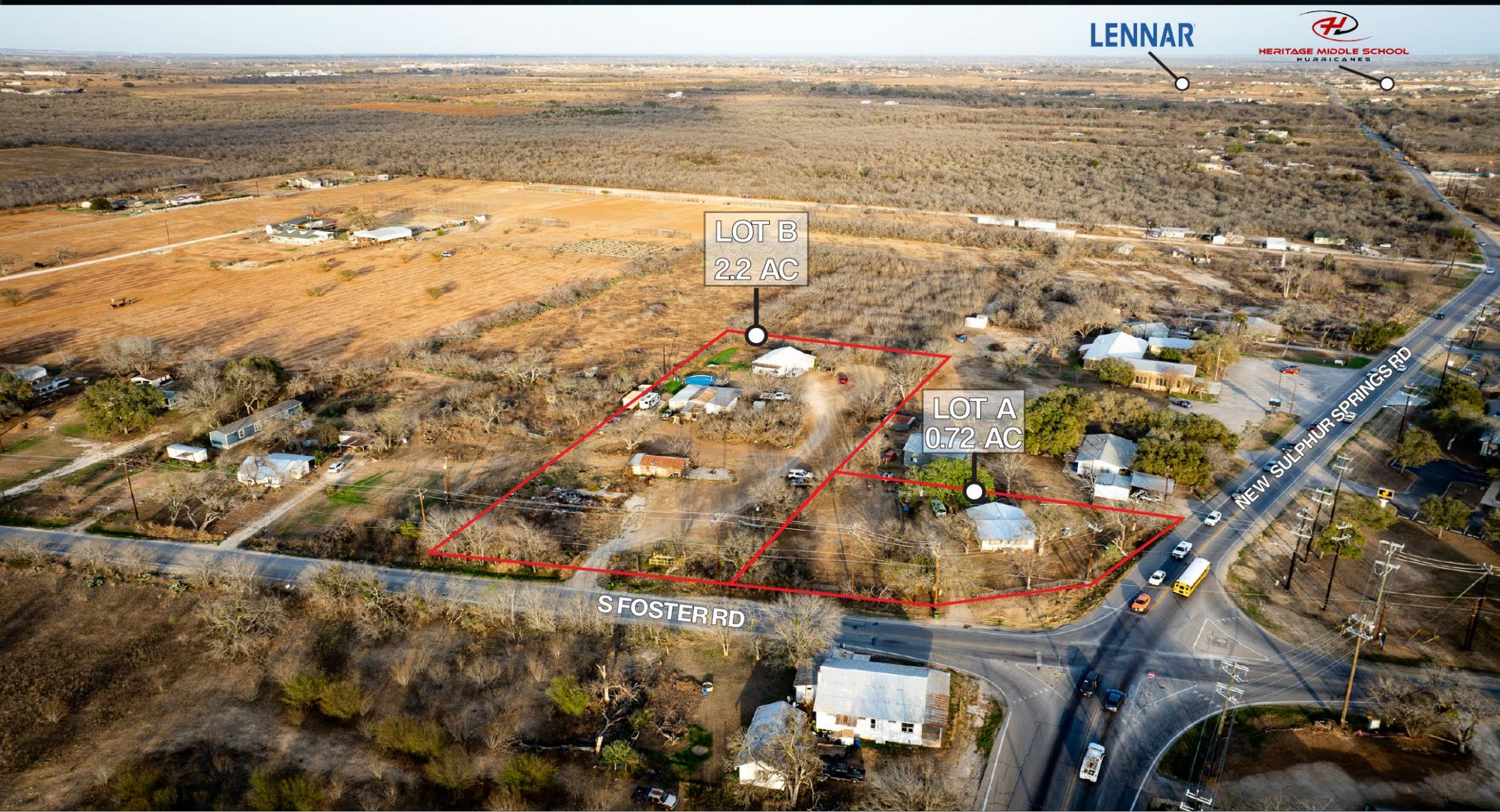


FOR SALE

# 2.92 AC ON NEW SULPHUR SPRINGS

## SAN ANTONIO, TX

OFFERING MEMORANDUM



LENNAR

HERITAGE MIDDLE SCHOOL  
HURRICANES

LOT B  
2.2 AC

LOT A  
0.72 AC

S FOSTER RD

NEW SULPHUR SPRINGS RD



**Exclusive: Massive Southeast Side development to deliver thousands of new homes, commercial space**

The project is in close proximity to Brooks, the Toyota Motor Manufacturing facility and the anticipated site for a new JCB facility.

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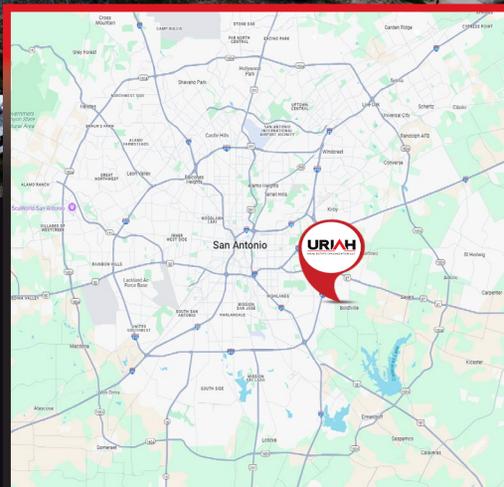
**Massive Southeast Side master-planned development moves forward**

5,000 new homes are eyed for the site



NEW SULPHUR SPRINGS RD

S FOSTER RD



**PEDRO RAMIREZ**  
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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

# PROPERTY OVERVIEW - 2.92 ON NEW SULPHUR SPRINGS & S FOSTER RD

## PROPERTY SUMMARY

URIAH Real Estate Organization is exclusively retained to market and sell a 2.92-acre development site strategically positioned at the high-traffic intersection of South Foster Road and New Sulphur Springs Road on San Antonio's rapidly expanding Southeast Side. The site benefits from immediate proximity to one of the region's largest residential growth corridors, anchored by a master-planned development set to deliver an estimated 5,000 new homes with integrated commercial and industrial components. Multiple active subdivisions by Lennar and MI Homes are under construction along the corridor, creating sustained residential density and rooftop growth. The site is also located within close proximity to major employment drivers, including the H-E-B Super Regional Warehouse, Amazon, Tesla, Dollar General, and SA Foods distribution centers, positioning it at the intersection of residential demand and commercial accessibility. With strong visibility, direct access to major arterials, and embedded within a transformative growth corridor, this 2.85-acre opportunity offers a compelling entry point for retail, QSR, medical, or service-oriented users seeking exposure to one of San Antonio's fastest-growing submarkets.

### PROPERTY INFORMATION

**LOT SIZE:** 2.92 AC

**ZONING:** OCL

**UTILITIES** WATER, ELECTRICITY

### PROPERTY HIGHLIGHTS

- **HIGH-TRAFFIC INTERSECTION ON A MAJOR GROWTH CORRIDOR**  
LOCATED AT THE BUSY INTERSECTION OF SOUTH FOSTER ROAD AND NEW SULPHUR SPRINGS ROAD, THE SITE BENEFITS FROM STRONG VISIBILITY AND ACCESS WITHIN A CORRIDOR EXPERIENCING RAPID RESIDENTIAL AND COMMERCIAL EXPANSION.
- **SURROUNDED BY THOUSANDS OF NEW ROOFTOPS**  
THE SITE IS ADJACENT TO A MASTER-PLANNED DEVELOPMENT SET TO DELIVER AN ESTIMATED 5,000 NEW HOMES WITH COMMERCIAL AND INDUSTRIAL COMPONENTS. MULTIPLE ACTIVE SUBDIVISIONS BY LENNAR AND MI HOMES ARE UNDER CONSTRUCTION NEARBY, CREATING IMMEDIATE AND SUSTAINED DEMAND FOR RETAIL, SERVICES, AND CONVENIENCE-ORIENTED TENANTS.
- **POSITIONED FOR LONG-TERM VALUE APPRECIATION**  
AS ONE OF SAN ANTONIO'S FASTEST-GROWING SUBMARKETS, THE SOUTH-EAST SIDE IS ATTRACTING SIGNIFICANT RESIDENTIAL AND INDUSTRIAL INVESTMENT, CREATING A RARE OPPORTUNITY TO SECURE LAND IN A CORRIDOR POISED FOR LONG-TERM COMMERCIAL DEMAND AND PROPERTY VALUE GROWTH.

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# PROPERTY PHOTOS







# 2.92 AC ON NEW SULPHUR SAN ANTONIO, TX

OFFERING MEMORANDUM

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**URIAH**

REAL ESTATE ORGANIZATION LLC